

028500
WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

TRANSFER
TAX
PAID

72-34

KNOW ALL PERSONS BY THESE PRESENTS, that I/We, LEROY J. BARRY and SHIRLEY B. BARRY, h/w, of 2 STONE RIDGE DRIVE, WATERVILLE, MAINE 04901, in the County of KENNEBEC and State of MAINE, being married, for consideration paid, grant to WILLIAM C. SNOW

of 2 STONE RIDGE DRIVE, in the County of KENNEBEC and State of MAINE, whose mailing address is 2 STONE RIDGE DRIVE, WATERVILLE, MAINE 04901

with warranty covenants, as joint tenants A certain lot or parcel of land situate in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Lot #1, on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc. dated July, 1986 and recorded in the Kennebec County Registry of Deeds, File #E-87010.

This conveyance is made subject to the following restrictions, numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the sidelines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.
8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.
9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.
10. The grantor herein does not hold itself responsible for enforcing the foregoing restrictions.

THE above described premises are subject to any and all covenants, conditions, restrictions, reservations, easements and rights of way of record.

MEANING and intending to convey and hereby conveying the same premises conveyed to the party of the first part by deed dated NOVEMBER 2, 1988 and recorded in said Registry of Deeds in Book 3453, Page 276.

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AND
spouse of said grantor(s), releases all rights in the premises
being conveyed.

WITNESS my/our hand(s) and seal(s) this 18th day of the
month of June, 1991.

Signed, Sealed and Delivered

in presence of

Mark Drake
Witness
Mark Drake
Witness

Leroy J. Barry
LEROY J. BARRY
Shirley B. Barry
SHIRLEY B. BARRY

STATE OF Michigan)
COUNTY OF Muskegon) ss.

Then personally appeared the above named LEROY J. BARRY and
SHIRLEY B. BARRY, h/w and acknowledged the foregoing instrument to
be his/her/their free act and deed.

Before me,

Debra K. Paxton
Notary Public
Attorney at Law

DEBRA K. PAXTON
Notary Public, Muskegon County, MI
My Commission Expires June 23, 1992

Printed Name: _____



RECEIVED KENNEDY SS.
1991 DEC 12 AM 9:00
WITNESS: *Debra K. Paxton*
REGISTER OF DEEDS